

To: The Honorable Mayor and Council

From: Aleem Ghany, Public Works Director *AG*

Date: January 28, 2014

Re: Rezoning – Winson Water Treatment Plant

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, ENTITLED “LAND DEVELOPMENT REGULATIONS”, BY AMENDING THE CITY OF NORTH MIAMI OFFICIAL ZONING MAP REFERENCED IN ARTICLE 1, SECTION 1-106, TO REFLECT THE REZONING OF AN AREA OF APPROXIMATELY 1.33 ACRES IN SIZE, ENCOMPASSING SIX (6) PROPERTIES ADJACENT TO THE WINSON WATER TREATMENT PLANT, LOCATED AT 1094 NORTHWEST 122ND STREET, 1092 NORTHWEST 122ND STREET, 1080 NORTHWEST 122ND STREET, 1075 NORTHWEST 121ST STREET, 1085 NORTHWEST 121ST STREET, AND 12105 NORTHWEST 11TH AVENUE, FROM THE CURRENT R-2 (RESIDENTIAL) ZONING DESIGNATION TO PU (PLANNED USE) ZONING DESIGNATION, IN ORDER TO PROVIDE CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS AND TO ALLOW FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE WINSON WATER TREATMENT PLANT, IN ACCORDANCE WITH THE INTENT OF THE COMPREHENSIVE PLAN OF THE CITY OF NORTH MIAMI; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE**

---

### RECOMMENDATION

That Mayor and Council approve the proposed ordinance to rezone the subject site from R-2 (Residential) to PU (Planned Use).

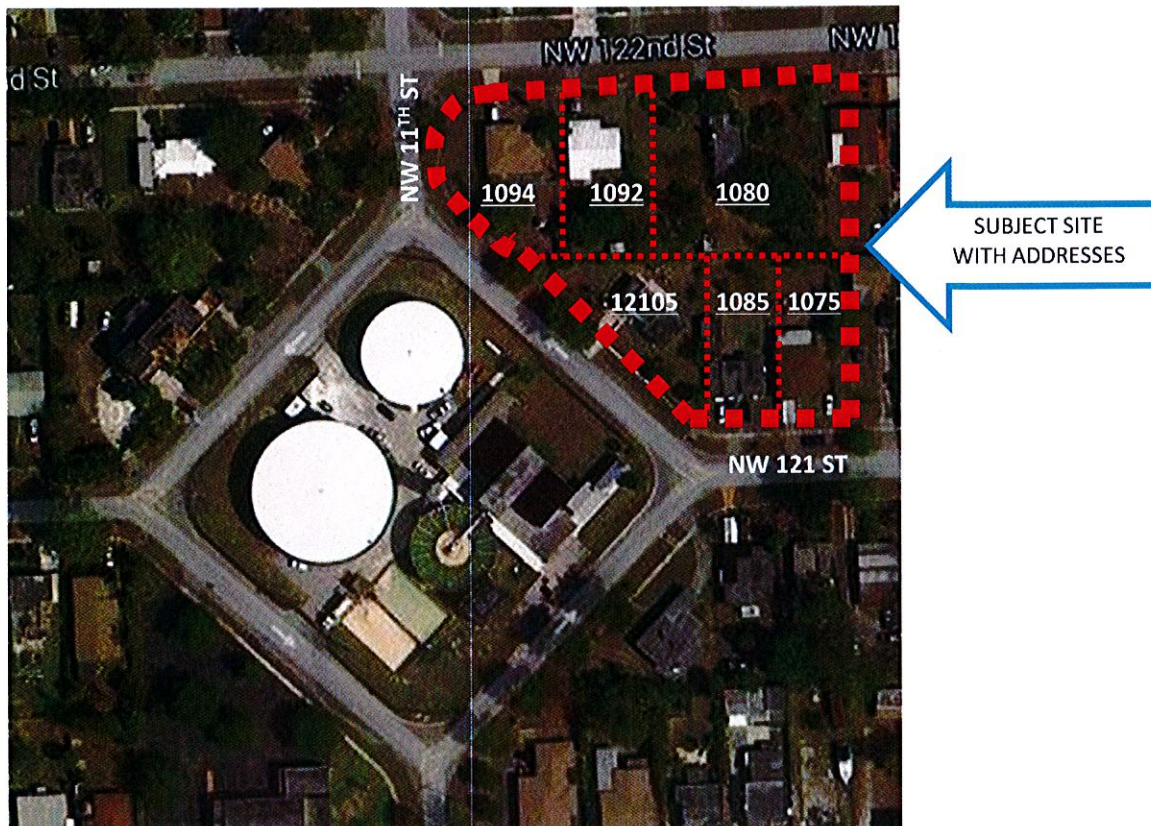
### BACKGROUND

The subject site, consisting of six (6) adjacent and abutting lots totals 1.33 acres in size and includes properties with the following addresses: 1094 Northwest 122nd Street, 1092 Northwest 122nd Street, 1080 Northwest 122nd Street, 1075 Northwest 121st Street, 1085 Northwest 121st Street, and 12105 Northwest 11th Avenue. The subject area is adjacent to the City’s Winson Water Treatment Plant, which is located just northwest of the subject area. Based on the current and future water demands, the City



desires to expand the Winson Water Treatment Plant by adding new water storage tanks as well as additional administrative space to accommodate the current and future demands within the City's water service area. As such, all six properties were acquired by the City in order to provide additional land area for the aforementioned water plant expansion (See Figure 1 in the map below).

The City's Public Works Department has filed an application for a rezoning, the current R-2 (Single Family) to PU (Public Use) zoning, in order to establish appropriate zoning on site that's more compatible with the future intended purpose for the site.



## ANALYSIS

Per Article 3, Section 3-1103 of the City's Land Development Regulations all applicant initiated requests for amendments to the City's Zoning Map must satisfy the following minimum criteria:

1. It is consistent with the Comprehensive Land Use Plan in that it:



- a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development;*

The proposed PU zoning is consistent with an underlying Utilities land use designation. As such the proposed zoning is consistent with the future land use category and is not a prohibited use.

- b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development;*

The proposed rezoning request from R-2 to PU allows for a reduction in density since no residential use is permitted under the Public Use zoning category. Additionally as required under Section 4-404 of the City's LDR the site is subject to conditional use permit approval which will include restrictions on the future development to ensure compatibility with the surrounding residential uses.

*Will not cause a decline in the level of service for public infrastructure to a level of service that is less than the minimum requirements of the Comprehensive Land Use Plan;*

## Traffic

The subject site is proposed as the location for two ground storage tanks that will function as part of the existing water plant site. An administrative building is also planned on the existing water plant site to provide additional work space for Public Works staff that maintain the water plant. The future trips anticipated from the proposed use will be minimal and is projected to be less than the trips generated from the six (6) single family units that were previously onsite.

## Water & Sewer Impact

The Winson Water Treatment Plant is near the end of its useful life. The planned improvements will extend the life of the water plant and maintain the City's compliance with all regulatory standards and provide continued reliable service that meet current and future water demands.

Based on the City's recently adopted Water Supply Plan, the Winson Water Plant has an average capacity of 9.3 million gallons per day (MGD) and a current demand of approximately 15.77 MGD, resulting in a shortfall of 6.47 MGD which is satisfied by water purchased from Miami Dade County at a rate of 9.3 MGD (resulting in a total water supplied to North Miami's service area at the rate of 19.3 MGD). Leaving the City with a surplus of 3.53 MGD.

- b. Does not directly conflict with any goals, objective or policy of the Comprehensive Land Use Plan;*

The proposed rezoning requests is consistent with the goals, objective and policy of the Comprehensive Plan, specifically Policy 4D.2.1 which requires that "the City maintain the Water Plant and distribution system such that they operate at adequate levels to meet population water demand." Staff believes the

proposed rezoning request is consistent with the Comprehensive Plan in that it facilitates the proposed public use of the subject site and supports current and future demand for water service;

***e. Is physically suitable for the use permitted in the proposed district;***

The subject site is adequate in size for the storage tanks and is in close proximity to allow for the expansion of operations at the existing water treatment plant site.

***f. Is compatible with the surrounding areas, zoning designations(s) and existing uses.***

The proposed PU zoning is compatible with the existing PU zoning assigned to the existing Winson Water treatment site and also complements the needs of the neighboring R-2 zoned, single family neighborhood as well.

The property is abutting or adjacent to the following uses (see attached zoning map):

Surrounding Zoning

- N: R-2, Single Family Residential
- S: R-2, Single Family Residential & PU, Public Use
- E: R-2, Single Family Residential
- W: PU, Public Use

Surrounding Land Use

- N: Low Density Residential
- S: Low Density Residential & Utility
- E: Low Density Residential
- W: Utility

The predominant character of that area is residential and Utility uses.

***2. Will provide a benefit to the City in that it will achieve two (2) or more of the following objectives per section 3-1003 A.2:***

***Implement specific objectives and policies of the Comprehensive Land Use Plan;***

The proposed rezoning requests further advances the intent of Policy 1.9.8 of the City's Comprehensive Plan which requires that "The City shall provide for the protection of water quality in the traditional and new alternative water supply sources as recommended in the 20 Year Water Supply Plan. " To that end, Policy 4D.2.1 also requires that "the City maintain the Water Plant and distribution system such that they operate at adequate levels to meet population water demand." Staff believes the proposed rezoning request is consistent with the Comprehensive Plan in that it facilitates the proposed public use of the subject site and supports current and future demand for water service;



*Improve environmental quality by adopting "green initiatives" through leadership in energy and environmental design (LEED) consistent with the Green Building Rating System Version 2.2 as amended;*

The applicant proposes to construct a LEED Silver designation building on the existing water plant site and construct the two storage tanks on the subject site to meet all State and County environmental regulations.

*3. Will not cause a diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.*

The water plant is already located in the neighborhood and the expansion of the site is necessary to meet with City's future water demands. The City will ensure that adequate buffers are incorporated into the project to minimize any potential impacts to the neighboring residential neighborhood.

*B. An applicant may propose limitations regarding the use, density or intensity which will be permitted on the parcel proposed for development in order to achieve compliance with the standards of this section. Such limitations shall be offered by a restrictive covenant or declaration of use that is provided to the City in recordable form acceptable to the City Attorney.*

Since the PU zoning requires approval of a conditional use permit, restrictions on the set back, height and intensity standards will be established under the Conditional Use Permit, which is subject to final Council approval.

### CONCLUSION

Based on our analysis, staff is of the opinion that the proposed rezoning request is consistent with the zoning guidelines in the City's Land Development regulations and is compatible with the future land use goals objectives and policies identified in the City's adopted Comprehensive Plan. Therefore staff **requests that the Planning Commission recommend approval of the attached ordinance, amending the zoning map of the City of North Miami for the subject property from R-2 to PU with the following conditions:**

1. The City Engineer shall contact the City's Zoning Administrator in order to submit a conditional use permit application with a detailed site plan with elevations for review and comments by the City's Development Review Committee (DRC). The final site plan and conditional use permit application shall be subject to approval by City Council prior to obtaining final building permits.
2. The Public Works Department agrees to work with the City's contract Architect in order to ensure the architectural renderings of the proposed structures on the subject site are aesthetically pleasing and compatible with the surrounding single family neighborhood.
3. That all six lots be consolidated into one parcel by virtue of a unity of title. Said instrument meeting the approval of the Community Planning and Development Department and the office

of the City Attorney. Said instrument shall be recorded in the public records of Miami Dade County with copies furnished to the Community Planning and Development Department within forty five (45) days of final Council approval.

TS/wpl

- Attachments:
1. Proposed Ordinance Rezoning the Property
  2. Concept Map & Survey
  3. Zoning Map
  4. Letter of intent



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT REGULATIONS", BY AMENDING THE CITY OF NORTH MIAMI OFFICIAL ZONING MAP REFERENCED IN ARTICLE 1, SECTION 1-106, TO REFLECT THE REZONING OF AN AREA OF APPROXIMATELY 1.33 ACRES IN SIZE, ENCOMPASSING SIX (6) PROPERTIES ADJACENT TO THE WINSON WATER TREATMENT PLANT, LOCATED AT 1094 NORTHWEST 122<sup>ND</sup> STREET, 1092 NORTHWEST 122<sup>ND</sup> STREET, 1080 NORTHWEST 122<sup>ND</sup> STREET, 1075 NORTHWEST 121<sup>ST</sup> STREET, 1085 NORTHWEST 121<sup>ST</sup> STREET, AND 12105 NORTHWEST 11<sup>TH</sup> AVENUE, FROM THE CURRENT R-2 (RESIDENTIAL) ZONING DESIGNATION TO PU (PLANNED USE) ZONING DESIGNATION, IN ORDER TO PROVIDE CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS AND TO ALLOW FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE WINSON WATER TREATMENT PLANT, IN ACCORDANCE WITH THE INTENT OF THE COMPREHENSIVE PLAN OF THE CITY OF NORTH MIAMI; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of North Miami ("City") Public Works Department filed an application with the Community Planning and Development Department, to initiate a zoning map amendment to rezone an area of approximately 1.33 acres in size, encompassing the six (6) properties adjacent to the Winson Water Treatment Plant ("Water Plant") located at 1094 Northwest 122<sup>nd</sup> Street, 1092 Northwest 122<sup>nd</sup> Street, 1080 Northwest 122<sup>nd</sup> Street, 1075 Northwest 121<sup>st</sup> Street, 1085 Northwest 121<sup>st</sup> Street, and 12105 Northwest 11<sup>th</sup> Avenue (collectively the "Subject Property"), from the current R-2 (Residential) zoning to PU (Planned Use) zoning; and

**WHEREAS**, the approval of the rezoning application will allow the City to redevelop the Subject Property for the use and expansion of the Water Plant into a single water plant site, pursuant to Article 4, Section 4-404 of the City Code of Ordinances, Land Development Regulations ("LDRs"); and

**WHEREAS**, Policy 4D.2.1 of the City Comprehensive Plan (“Comprehensive Plan”), requires that the City maintain the Water Plant and distribution system such that they operate at adequate levels to meet population water service demand; and

**WHEREAS**, in accordance with Section 4-404 of the LDRs, the purpose of the Public Use (PU) Zoning District is to “allow the development of the publicly owned or used lands in an efficient, innovative, and flexible way in order to maximize the benefit to the public of the use of the lands designated for public use”; and

**WHEREAS**, City administration believes the proposed rezoning is consistent with the Comprehensive Plan in that the proposed PU zoning facilitates the proposed public use of the Subject Property and supports the current and future demand for water service; and

**WHEREAS**, pursuant to Article 2, Section 2-203 of the LDRs, at least four (4) affirmative votes of the Planning Commission shall be required for a positive recommendation of any proposed zoning or Comprehensive Plan change ; and

**WHEREAS**, the Planning Commission, after a duly noticed public hearing held on January 7, 2014, unanimously found the rezoning application met the requirements of Article 3, Section 3-1004 of the LDRs, and is in harmony with the goals, objectives and policies of the Comprehensive Plan; and

**WHEREAS**, the Planning Commission recommend approval of the proposed rezoning to the Mayor and City Council with conditions (as specifically delineated in “Exhibit A”, attached hereto); and

**WHEREAS**, Policy 1.1.3 of the Comprehensive Plan, provides that densities and intensities of the Future Land Use Element cannot be changed without the concurrence of a supermajority of the City Council; and

**WHEREAS**, pursuant to Article 3, Section 3-1007C of the LDRs, approval of a zoning map change shall require an affirmative vote of at least four (4) members of the City Council; and

**WHEREAS**, the Mayor and City Council, hereby accept the Planning Commission’s recommendation with the stated conditions, and find that the proposed rezoning application is consistent with the intent of the Comprehensive Plan and is therefore, in the best interest of the City.



**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, THAT:**

**Section 1. Rezoning of Property and Amendment to Official Zoning Map.** The Mayor and City Council of the City of North Miami, Florida, hereby amend Chapter 29 of the City of North Miami Code of Ordinances, entitled "Land Development Regulations", by amending the City of North Miami Official Zoning Map referenced in Article 1, Section 1-106, to reflect the rezoning of an area of approximately 1.33 acres in size, encompassing six (6) properties adjacent to the Winson Water Treatment Plant located at 1094 Northwest 122<sup>nd</sup> Street, 1092 Northwest 122<sup>nd</sup> Street, 1080 Northwest 122<sup>nd</sup> Street, 1075 Northwest 121<sup>st</sup> Street, 1085 Northwest 121<sup>st</sup> Street, and 12105 Northwest 11<sup>th</sup> Avenue, from the current R-2 (Residential) zoning designation to PU (Planned Use) zoning designation, in order to provide consistency with the Land Development Regulations and to allow for the proposed expansion and redevelopment of the Winson Water Treatment Plant, in accordance with the intent of the Comprehensive Plan of the City of North Miami.

**Section 2. Conflicts.** All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed.

**Section 3. Severability.** The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 4. Codification.** The provisions of this Ordinance may become and be made a part of the Code of Ordinances of the City of North Miami, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article" or any other appropriate word.

**Section 5. Effective Date.** This Ordinance shall not become effective until thirty one (31) days after adoption on second reading, if not otherwise challenged.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
LUCIE M. TONDREAU  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
REGINE M. MONESTIME  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Lucie M. Tondreau	_____ (Yes)	_____ (No)
Vice Mayor Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol Keys	_____ (Yes)	_____ (No)
Councilperson Philippe Bien-Aime	_____ (Yes)	_____ (No)
Councilperson Marie Erlande Steril	_____ (Yes)	_____ (No)

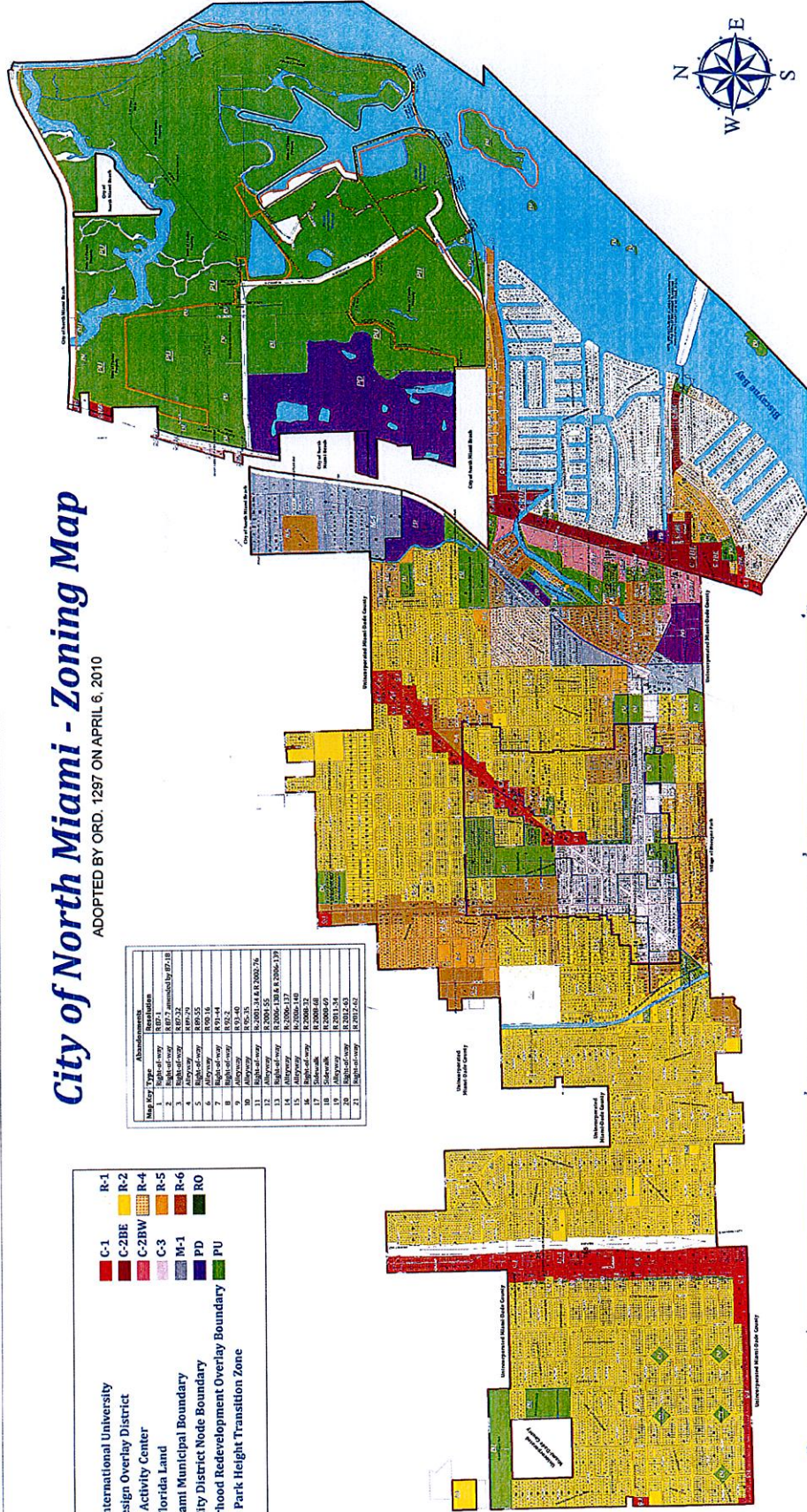
Additions shown by underlining. Deletions shown by ~~overstriking~~.



ADOPTED BY ORD. 1297 ON APRIL 6, 2010

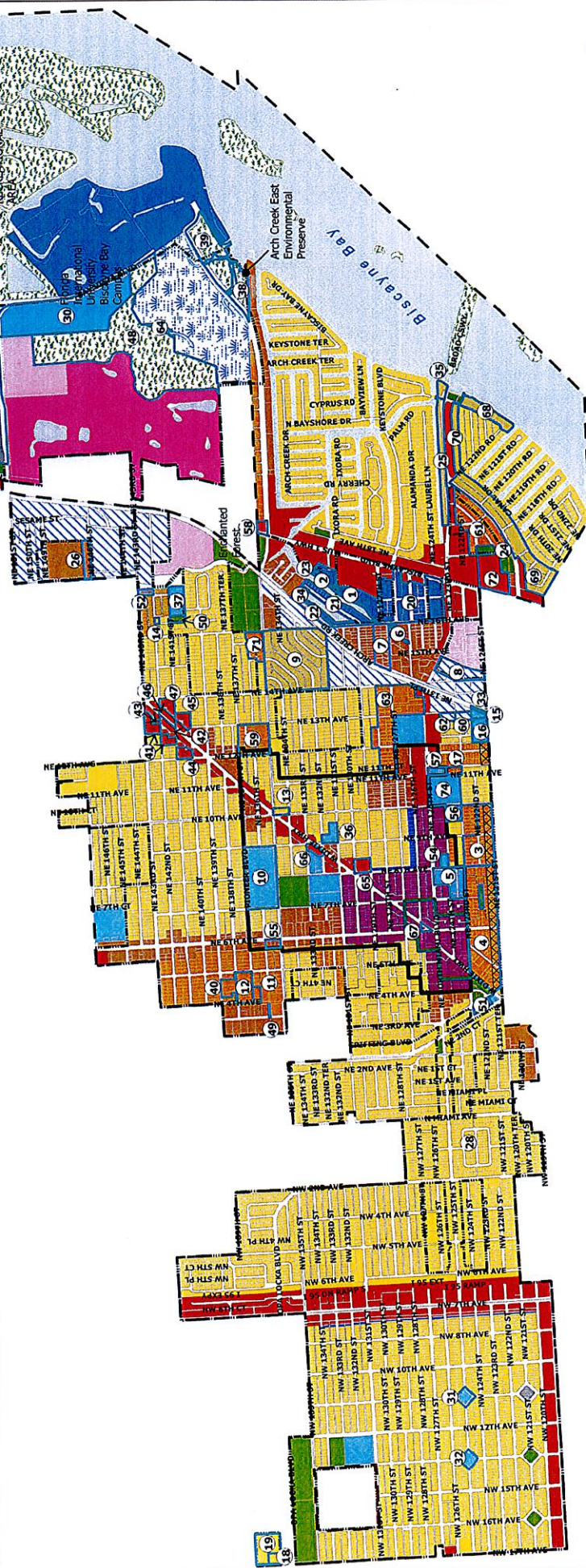
**Legend**

	Florida International University		C-1		R-1
	Arts & Design Overlay District		C-2BE		R-2
	Regional Activity Center		C-2BW		R-4
	State of Florida Land		C-3		R-5
	North Miami Municipal Boundary		M-1		R-6
	Central City District Node Boundary		PD		RO
	Neighborhood Redevelopment Overlay Boundary		PU		
	Biscayne Park Height Transition Zone				
	Water				





**Note:** Please refer to the corresponding table for additional information about each land use plan amendment location





ASPHALT PAVEMENT NW 122ND STREET

# SKETCH OF SURVEY

## LEGEND:

CKD CHECKED BY  
CONC CONCRETE  
DWN DRAWN BY  
FB/PG FIELD BOOK AND PAGE  
SIR SET IRON ROD & CAP #6448  
SNC SET NAIL AND CAP #6448  
FIP FOUND IRON PIPE  
FND FOUND NAIL & DISC  
P.B. MIAMI/DADE COUNTY RECORDS  
M/D.C.R. CHAIN LINK FENCE  
CBS CONCRETE BLOCK STRUCTURE  
A/C AIR CONDITIONER  
R ELEVATION  
Δ CENTRAL ANGLE  
A ARC

## LEGAL DESCRIPTION:

LOT 10, AND THE EAST 1/2 OF LOT 11,  
BEING PARTS OF THE "SUNKIST GROVE"  
THE PLAT THEREOF AS RECORDED IN PLAT BOOK  
8, PAGE 49 OF THE PUBLIC RECORDS OF  
MIAMI/DADE COUNTY, FLORIDA.

## NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPECT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1923.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98'



I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

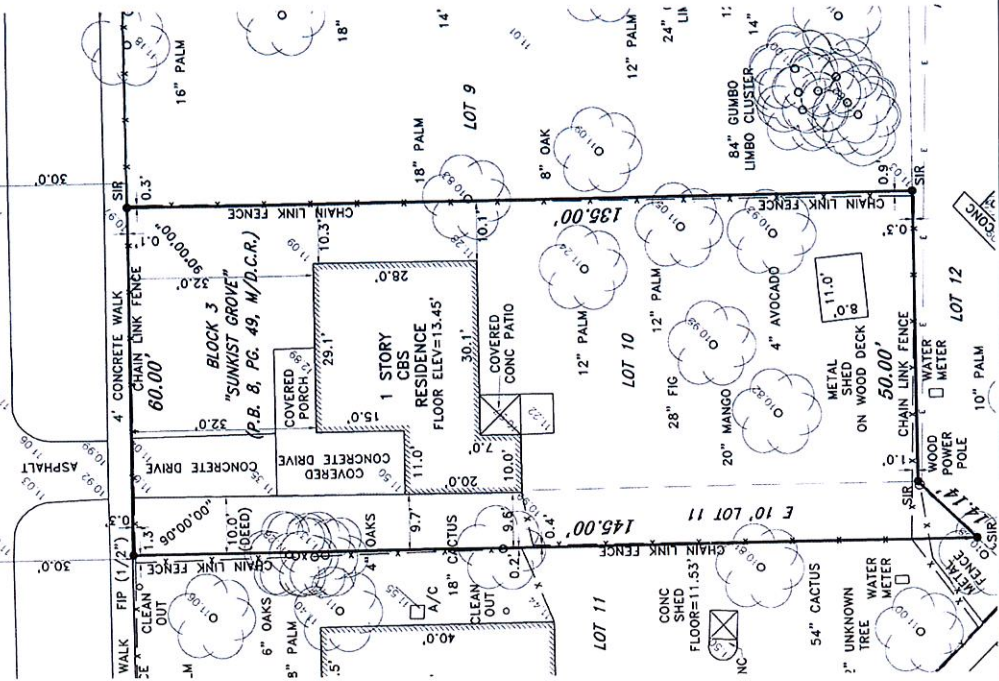
RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/04/13

REVISIONS			
BOUNDARY & IMPROVEMENT SURVEY	DATE	FB/PG	DWN
	04/04/13	SKETCH	AV
			REC
FLOOD ZONE INFORMATION			
COMMUNITY NUMBER	120655	PANEL NUMBER	0139 L
		ZONE	X
BASE FLOOD ELEVATION	N/A	EFFECTIVE DATE	09/11/09
PROPERTY ADDRESS:			
1092 NW 122ND STREET			
SCALE: 1"= 20'			
SHEET 1 OF 1			

PROJECT NUMBER: 6948-13
CLIENT: CITY OF NORTH MIAMI

**COUSINS SURVEYORS & ASSOCIATES, INC.**  
3921 SW 47th AVENUE, SUITE 1011  
DAVE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION: LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799



# SKETCH OF SURVEY

## LEGEND:

CKD CHECKED BY  
CONC CONCRETE  
DWN DRAWN BY  
FB/PG FIELD BOOK AND PAGE  
SIR SET IRON ROD AND CAP #6448  
SNC SET NAIL AND CAP #6448  
FIR FOUND IRON ROD  
FIP FOUND IRON PIPE  
FNC FOUND NAIL AND CAP  
FND FOUND NAIL & DISC  
P.B. PLAT BOOK  
M/D.C.R. MIAMI/DADE COUNTY RECORDS  
-A- CHAIN LINK FENCE  
CBS CONCRETE BLOCK STRUCTURE  
-E- OVERHEAD UTILITY WIRES  
A/C AIR CONDITIONER  
11.15 ELEVATION  
R RADIUS  
Δ CENTRAL ANGLE  
A ARC

## LEGAL DESCRIPTION:

LOT 11 LESS THE EAST 10 FEET, BLOCK 3 OF "SUNKIST GROVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

## NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98'

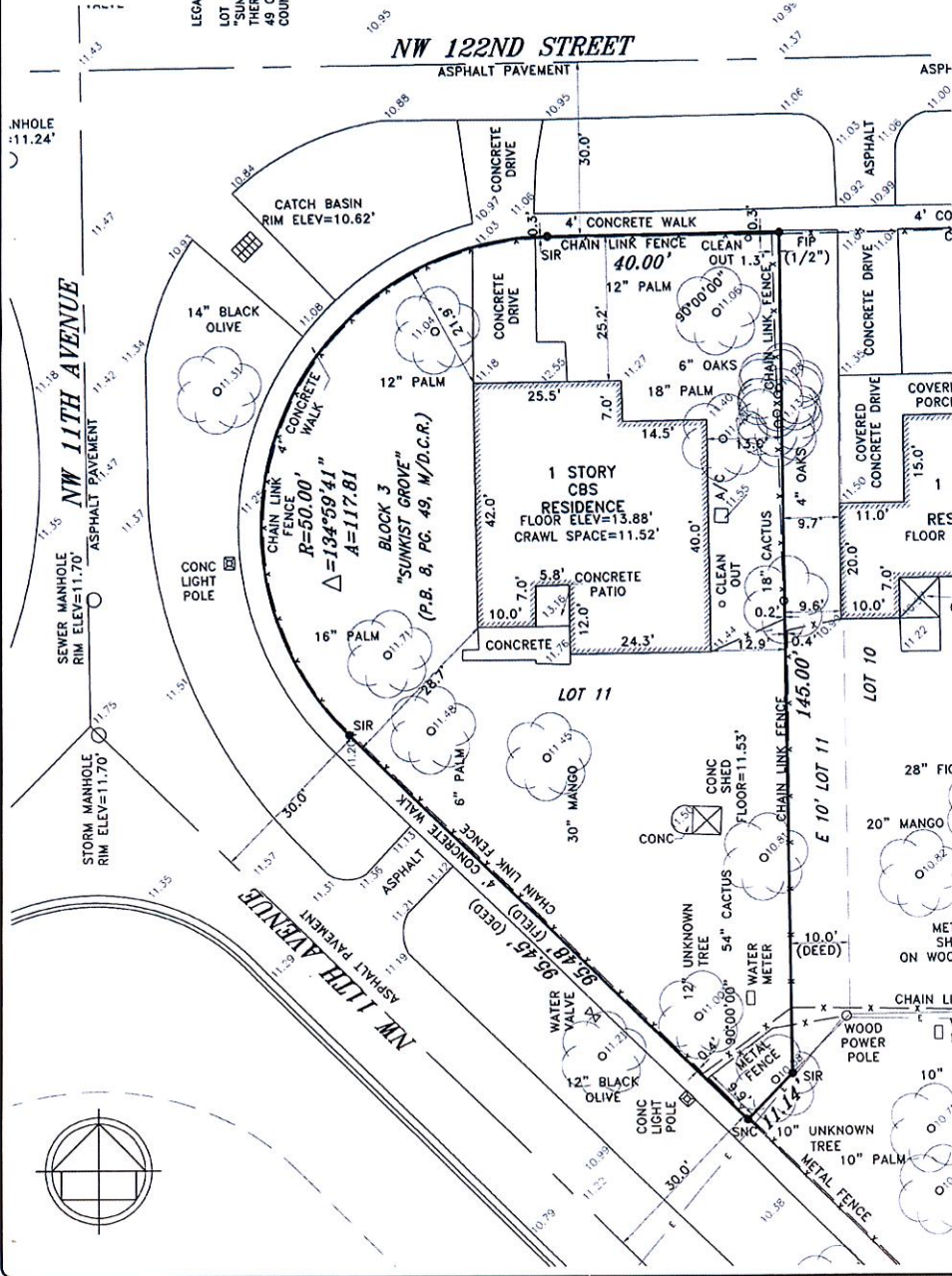
I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND BELIEF AS SURVEYED IN THE FIELD UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT, CHAPTER 32, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

*Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 04/04/13



<b>COUSINS SURVEYORS &amp; ASSOCIATES, INC.</b> 3921 SW 47th Avenue, Suite 1011 DAVE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION : LB # 6448 PHONE (954)689-7766 FAX (954)689-7799		<b>PROJECT NUMBER :</b> 6949-13 <b>CLIENT :</b> CITY OF NORTH MIAMI		<b>BOUNDARY &amp; IMPROVEMENT SURVEY</b> DATE: 04/04/13 SKETCH BY: REC		<b>REVISIONS</b>		<b>FLOOD ZONE INFORMATION</b> COMMUNITY NUMBER: 120655 PANEL NUMBER: 0139 L ZONE: X BASE FLOOD ELEVATION: N/A EFFECTIVE DATE: 09/11/09		<b>PROPERTY ADDRESS :</b> 1094 NW 122ND STREET <b>SCALE:</b> 1"= 20' <b>SHEET</b> 1 OF 1	
--	--	--	--	--	--	------------------	--	---	--	---	--



# SKETCH OF SURVEY

## LEGEND:

CKD CHECKED BY  
 CONC CONCRETE  
 DWN DRAWN BY  
 FB/PG FIELD BOOK AND PAGE  
 SIR SET IRON ROD & CAP #6448  
 SMC SET NAIL AND CAP #6448  
 FIR FOUND IRON ROD  
 FIP FOUND IRON PIPE  
 FNC FOUND NAIL AND CAP  
 FND FOUND NAIL & DISC  
 P.B. PLAT BOOK  
 M/D.C.R. MIAMI/DADE COUNTY RECORDS  
 -X- CHAIN LINK / WOOD FENCE  
 -E- CONCRETE BLOCK STRUCTURE  
 -A/C- OVERHEAD UTILITY WIRES  
 11.15 ELEVATION  
 R RADIUS  
 Δ CENTRAL ANGLE  
 A ARC

## LEGAL DESCRIPTION:

LOT 13, BLOCK 3, OF "SUNKIST GROVE",  
 A SUBDIVISION OF THE PLAT "SUNKIST GROVE",  
 IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC  
 RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

## NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98

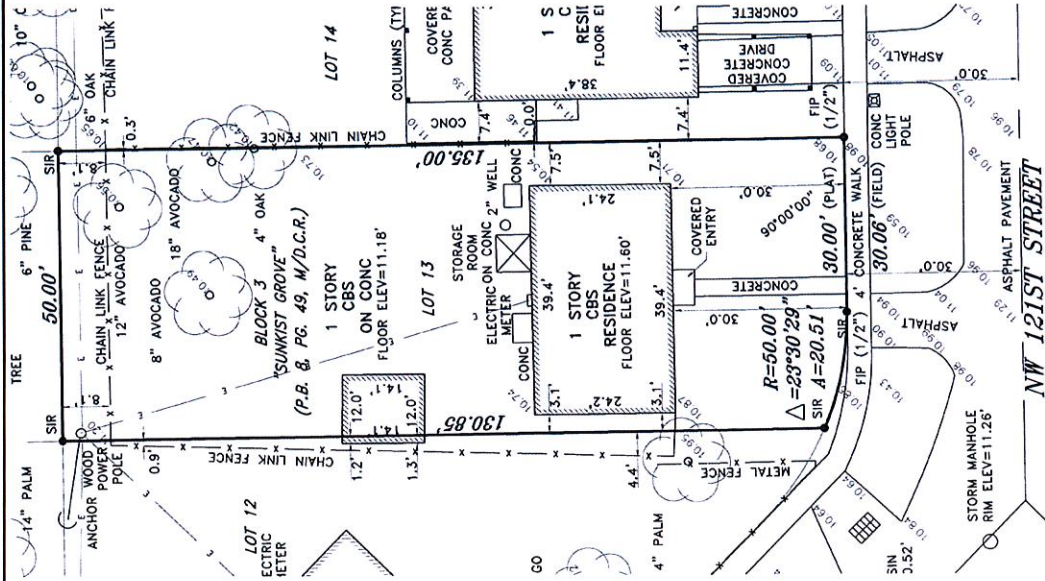


I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS A SURVEYOR HELD OUT UNDER THE FLORIDA SURVEYING ACT, CHAPTER 349, F.S. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, ACCORDING TO CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS-NOTED HEREON.

FOR THE FIRM, BY:

RICHARD E. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/04/13



<b>COUSINS SURVEYORS &amp; ASSOCIATES, INC.</b> 3921 SW 47th AVENUE, SUITE 1011 DAVIE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION : LB # 6448 PHONE (954)689-7766 FAX (954)689-7799		PROJECT NUMBER : 6950-13 CLIENT : CITY OF NORTH MIAMI	
REVISIONS BOUNDARY & IMPROVEMENT SURVEY		DATE 04/04/13	
FB/PG SKETCH		DWN REC	
FLOOD ZONE INFORMATION COMMUNITY NUMBER 120655		PANEL NUMBER 0139 L	
ZONE X		BASE FLOOD ELEVATION N/A	
EFFECTIVE DATE 09/11/09		SCALE: 1" = 20'	
SHEET 1 OF 1		PROPERTY ADDRESS : 1085 NW 121ST STREET	

**LEGEND:**

CX/D	CHECKED BY	P.B.	PLAT BOONE COUNTY RECORDS
CONC	CONCRETE	R.C.R.	CHAIN LINK WOOD FENCE
DWN	DRAWN BY	CBS	CONCRETE BLOCK STRUCTURE
FB/PG	FIELD BOOK AND PAGE	-E-	OVERHEAD UTILITY WIRES
SIR	SET IRON ROD & CAP #6448	A/C	AIR CONDITIONER
SNC	SET NAIL ROD & CAP #6448	17.15	ELEVATION
SNC	FOUND IRON ROD	R	RADIUS
FIP	FOUND IRON PIPE	Δ	CENTRAL ANGLE
FNC	FOUND NAIL AND CAP	Δ	ARC
FND	FOUND NAIL & DISC		

**LEGAL DESCRIPTION:**

LOT 12, BLOCK 3 OF "SUNKIST GROVE",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC  
RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPEND UPON THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98'



HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HERON DESCRIBED ABOVE, AND THE INFORMATION CONTAINED THEREIN, IS THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE CONDUCTED THE FIELD SURVEY OF THE HERON DESCRIBED ABOVE, AND I HAVE BEEN FURTHER CERTIFIED THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO SECTION 51-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

**RICHARD E. COUSINS**  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

**SURVEY DATE : 04/04/13**

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47th AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB  
PHONE (954)689-7766 FAX (954)689-7767

CLIENT : CITY OF NORTH MIAMI

PROJECT NUMBER : 6951-13

## REVISIONS

BOUNDARY & IMPROVEMENT

G	DWN	CKD
---	-----	-----

DOWN	CRD
AV	RFC

FLOOD ZONE INFORMATION

FLOOD ZONE INFORMATION
COMMUNITY NUMBER 100000

PROPERTY ADDRESS :  
12105 NW 11TH AVENUE

SCALE: 1" = 20'

**SHEET 1 OF 1**

BASE FLOOD ELEVATION N/A  
EFFECTIVE DATE 09/11/09

+

© 2006 The Authors  
Journal compilation © 2006 Blackwell Publishing Ltd

1000

11

5

---

89-7799

X (954)61

7766 FA

954)689-

PHONE (

X

又

---



# SKETCH OF SURVEY

## LEGEND:

CKD CHECKED BY  
CONC CONCRETE  
DWN DRAWN BY  
FB/PG FIELD BOOK AND PAGE  
SIR SET IRON ROD & CAP #6448  
SNC SET NAIL AND CAP #6448  
FIR FOUND IRON ROD  
FIP FOUND IRON PIPE  
FNC FOUND NAIL AND CAP  
FND FOUND NAIL & DISC  
P.B. PLAT BOOK  
M/D.C.R. MIAMI/DADE COUNTY RECORDS  
-X- CHAIN LINK / WOOD FENCE  
CBS CONCRETE BLOCK STRUCTURE  
-E- OVERHEAD UTILITY WIRES  
A/C AIR CONDITIONER  
ELEVATION  
R 11.15  
Δ RADIUS  
Δ CENTRAL ANGLE  
Δ ARC

## LEGAL DESCRIPTION:

LOTS 7 THROUGH 9, INCLUSIVE, BLOCK 3 OF "SUNKIST GROVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

## NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98

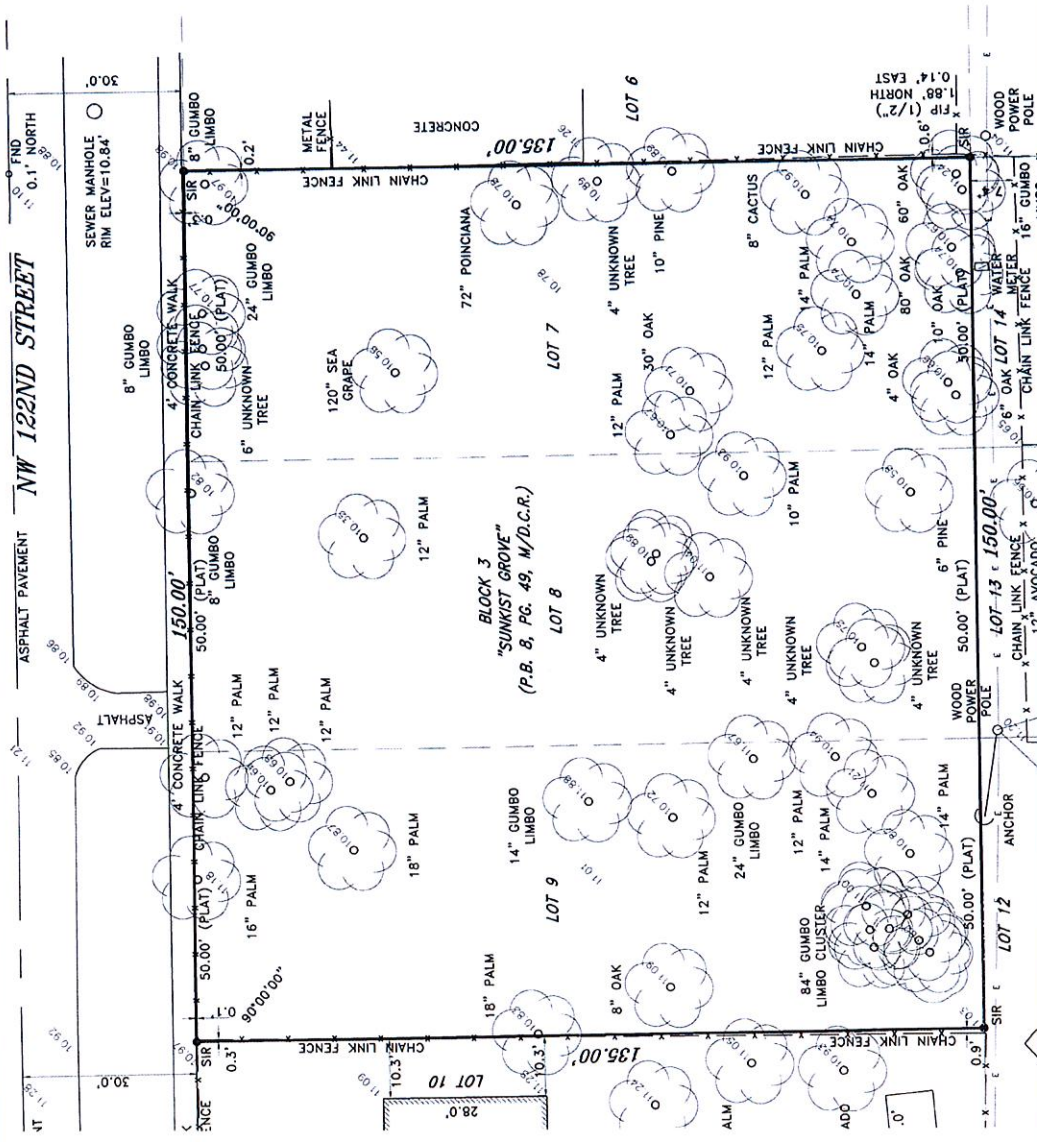


I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/04/13



<b>COUSINS SURVEYORS &amp; ASSOCIATES, INC.</b> 3921 SW 47th AVENUE, SUITE 1011 DAVIE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION: LB # 6448 PHONE (954)689-7766 FAX (954)689-7799		PROJECT NUMBER: 6952-13 CLIENT: CITY OF NORTH MIAMI	
BOUNDARY & IMPROVEMENT SURVEY DATE: 04/04/13 SKETCH: AV REVISIONS:		FLOOD ZONE INFORMATION COMMUNITY NUMBER: 120655 PANEL NUMBER: 0139 L ZONE: X BASE FLOOD ELEVATION: N/A EFFECTIVE DATE: 09/11/09	
PROPERTY ADDRESS: 1080 NW 122ND STREET		SCALE: 1"= 20' SHEET 1 OF 1	

# SKETCH OF SURVEY

## LEGEND:

CKD CHECKED BY  
CONC CONCRETE  
DWN DRAWN BY  
FB/PG FIELD BOOK AND PAGE  
SIR SET IRON ROD & CAP #6448  
SNC SET NAIL AND CAP #6448  
FIP FOUND IRON PIPE  
FNC FOUND IRON NAIL AND CAP  
FND FOUND NAIL & DISC  
P.B. PLAT BOOK  
M/D.C.R. MIAMI/DADE COUNTY RECORDS  
-X- CHAIN LINK/ WOOD FENCE  
-E- CONCRETE BLOCK STRUCTURE  
A/C OVERHEAD UTILITY WIRES  
11.15 AIR CONDITIONER  
R ELEVATION  
Δ RADIUS  
A CENTRAL ANGLE

## LEGAL DESCRIPTION:

LOT 14, BLOCK 3 OF "SUNKIST GROVE",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC  
RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

## NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY,  
EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
3. THIS SURVEY HAS BEEN MADE SOLELY FOR BOUNDARY PURPOSES AND DOES  
NOT IMPLY THE JURISDICTION OF ANY MUNICIPAL, STATE,  
FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC  
VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383  
ELEVATION=10.98'



I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED  
PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF  
AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2013.  
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS  
FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 54-17, F.S.  
THE FLORIDA PROFESSIONAL SURVEYOR ACT AND THE FLORIDA SURVEYING BOARD  
STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE  
SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

*Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4186

SURVEY DATE: 04/04/13

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120655
PANEL NUMBER	0139 L
ZONE	X
BASE FLOOD ELEVATION N/A	
EFFECTIVE DATE 09/11/09	

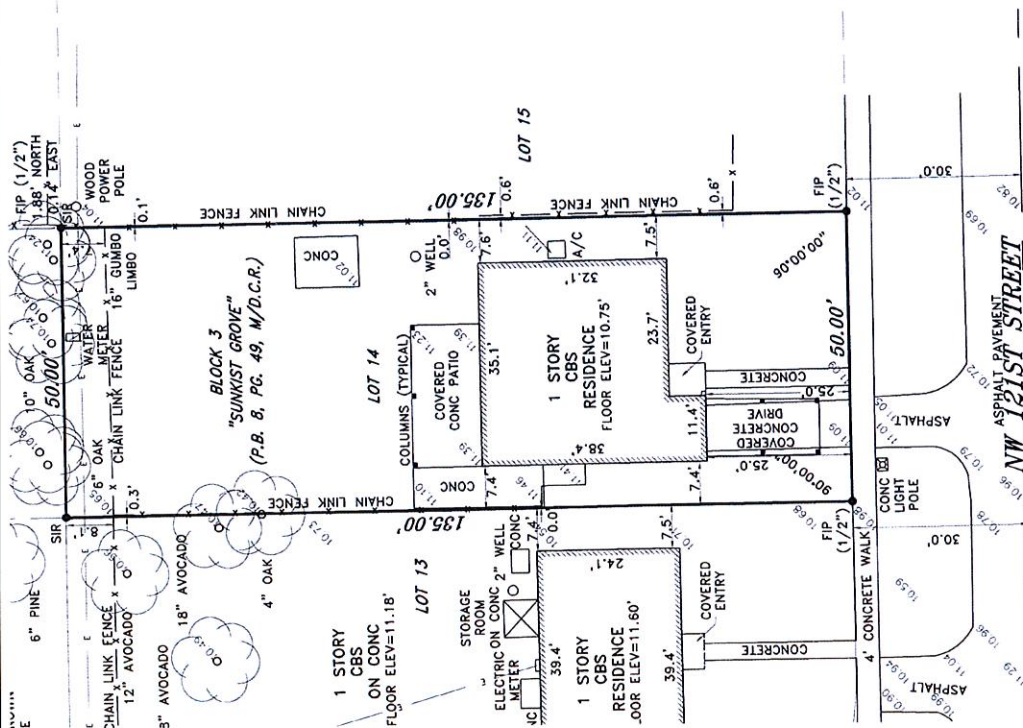
REVISIONS	
BOUNDARY & IMPROVEMENT SURVEY	DATE
FB/PG	DWN
SKETCH	AV
REC	

PROJECT NUMBER: 6953-13

CLIENT: CITY OF NORTH MIAMI

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47th AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION: LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799







Public Works Department  
Utility Operations Center

1815 N.E. 150 Street • North Miami, FL 33181 • T: (305) 895-9838 • F: (305) 787-1008

---

October 2, 2013

Ms. Maxine Calloway  
Director  
Community Planning & Development  
12400 NE 8 AVE  
North Miami, FL 33161

Re: **Winson Water Plant Upgrades**

Dear Ms. Calloway,

This letter accompanies the application regarding the properties as follows:

- **Parcel 1:** Folio 06-2126-016-0410 - described as the "1094 NW 122nd Street" parcel, and Lot 11 less the East 10 feet of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 2:** Folio 06-2126-016-0400 - described as the "1092 NW 122nd Street" parcel, and Lot 10 and the East 10 feet of Lot 11 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 3:** Folio 06-2126-016-0390 - described as the "1080 NW 122nd Street" parcel, and Lots 7 to 9 inclusive of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Record.
- **Parcel 4:** Folio 06-2126-016-0440 - described as the "1075 NW 121st Street" parcel, and Lot 14 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 5:** Folio 06-2126-016-0430 - described as the "1085 NW 121st Street" parcel, and Lot 13 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 6:** Folio 06-2126-016-0420 - described as the "12105 NW 11th Avenue" parcel, and Lot 12 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records. (City ownership is pending)

As you are aware, we have had several conversations regarding the upgrades to the Winson Water Plant. The proposed improvements would be constructed at the existing treatment plant site, properties listed above and an approximately 20,000 SF portion of right of way along NW 11 AVE between NW 121 ST and NW 122 ST. Our goal is to

expand the water plant site and create one contiguous area. The improvements include refurbishing and or replacing existing equipment, installing two new storage tanks and abandoning the aforementioned portion of right of way. The improvements will maintain the reliability of the treatment plant over the next 20 years. Based on our conversations, the application addresses five matters:

1. A rezoning of all the lots comprising the property to a designation of PU. These lots will become part of the Winson Water Plant site.
2. Amendments to the Comprehensive Plan (Future Land Use Map).
3. Right of way abandonment.
4. Conditional Use Permit.
5. Waiver of Plat.

We have attached the site surveys and mailing list to this application.

We are now requesting that this application be addressed at the first available Planning Commission meeting of the Planning Board. The application package includes the required copies of a map of the property and mailing labels.

We are appreciative of the cooperation shown to us by your staff and are available for meetings, as needed. If you have any questions, please do not hesitate to contact me at (305) 895-9830 or e-mail me at [aghany@northmiamifl.gov](mailto:aghany@northmiamifl.gov).

Sincerely,



Aleem A. Ghany, P.E.  
Director of Public Works

AAG/wpl

Enclosures

CC: Tanya Wilson-Sejour, City Planner  
Wisler Pierre-Louis, City Engineer  
Joanne Martin, Zoning Administrator  
File